

23/69 Morrison Street, Kambah, ACT 2902

Sold Townhouse

Friday, 11 August 2023

23/69 Morrison Street, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 92 m2

Type: Townhouse



Matt Peden



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\$575,000

Perfectly situated in the sought after suburb of Kambah, this charming 2-bedroom home seamlessly combines a modern exterior design with updated interiors, establishing a comfortable living space. As you step inside you notice the stunning timber flooring gracing the lower level, setting the stage for the open-plan kitchen, family & dining area. The kitchen, a culinary paradise, is adorned with pristine white cabinetry, features sleek stone countertops & stainless-steel appliances. With its seamless connection to the courtyard garden, the bright kitchen offers not only functionality but also overlooks the garden while you cook. Upstairs, the upper floor provides lovely views of the surrounding area, bathing the space in an abundance of natural light. Adjacent to the bedrooms, which boast functional built-in robes, you'll find an updated bathroom that exudes style & sophistication. Complete with an oversized shower, a full bath, & a sleek designer vanity, the bathroom offers a luxurious retreat. The separate WC adds an extra touch of convenience. Step outside & immerse yourself in the serene ambience of the rear courtyard, which gracefully wraps around the side of the home. This outdoor space promises ample space for relaxation, leisure activities & indulging in your botanical pursuits. This remarkable property encompasses size, quality & excellent value for money. We highly recommend taking the time to view this townhouse today & experience firsthand the seamless connection, flowing design & exceptional features it offers.

Features: 2 Storey, 2-bedroom townhouse Spacious open-plan living & dining area. Timber flooring in the living areas Built-in robes & carpeted bedroom Modern updated kitchen with stainless steel appliances Reverse cycle wall unit heating/ cooling living Recently updated bathroom with contemporary features Colorbond fenced spacious courtyard Convenient location near schools, shops & public transport

Essentials: Approximations Living: 92m² Rates: \$2,206 per annum Land tax: \$2,825 per annum (investors only) Strata: \$2,340 per annum admin + sinking fund Estimated rental return: \$530-\$580 per week Build: 1986 EER: 1.5